



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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নং ৪৮৯ দিশপুৰ, বৃহস্পতিবাৰ, ১৯ অক্টোবৰ ২০২৩, ২৭ আহিন, ১৯৪৫ (শক)  
No. 489 Dispur, Thursday, 19th October, 2023, 27th Asvina, 1945 (S. E.)

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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

## NOTIFICATION

The 5th September, 2023

**eCF No. 259514/20.-** In exercise of the powers conferred by the Sub- Section (2) and (3) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) read with Rule 6 of the Assam Town and Country Planning (Publication of Master Plan and Zoning Regulation) Rules, 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master plan for Bihpuria.

### NOTICE FOR PUBLICATION OF THE FINAL MASTER PLAN FOR BIHPURIA

1. It is notified that the Final Master plan for Bihpuria is prepared by the Directorate of Town & Country Planning, Government of Assam and adopted by the State Government under Sub Section (2) and (3) of Section 10 of the Assam Town and Country Planning Act, 1959 (as amended) read with Section 6 of the Assam Town and Country Planning (Amendment) Rule, 1962 for the area described in the schedule below, is hereby published.
2. The Final Master plan with all relevant papers and maps may be inspected free of cost during the office hours at the office of the Director, Town & Country Planning, Dispur, Guwahati-6, Deputy Director, Town & Country Planning, District Office- North Lakhimpur, office of the Chairman, Bihpuria Municipal Board and Bihpuria revenue Circle office. Copies of the Final Master Plan is also available in the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, District Office- North Lakimpur for sale on payment.

**SCHEDULE****Schedule of Bihpuria Master Plan Area :**

(A) District	:	Lakimpur
Sub-Division	:	Lahimpur
Draft Master Plan Area	:	21.25 Sq. km
Municipal Area	:	6.40 Sq. Sq. km
Population	:	20,633 (as per census 2011)

(B) Revenue area included in the Bihpuria Master Plan Area :-

Mouza	Villages
Bihpuria	Rajbari
	Mornoi Part-I
	Mornoi Part-II
	1 No. Gosai Pather
	2 No. Gosai Pather Part-I
	2 No. Gosai Pather Part-II
	Kawoimari Gaon
	Morisha Pathar
	Bihpuria Gaon
Laluk	Bamun Gaon
	Keyamora

(C) Description of the Boundaries :-

North :- No.1 Jokai Paluwa, No. 2 Jokai Paluwa, Sonari Gaon, Baango Gaon.

South :- Chalkhori Pather, Hengulia Pathar, Bangali Gaon.

East :- Bangalmora Grazing, Kolabil Mornoi, Nepali Gaon, Sisha Pather Gaon.

West :- Chaudhya Punia Gaon, 2 No. Sarjan Gaon, 2 No. Rajbari.

**KAVITHA PADMANABHAN,**  
Commissioner & Secretary to the Government of Assam,  
Department of Housing and Urban Affairs,  
Dispur, Guwahati-6.

## CHAPTER-1

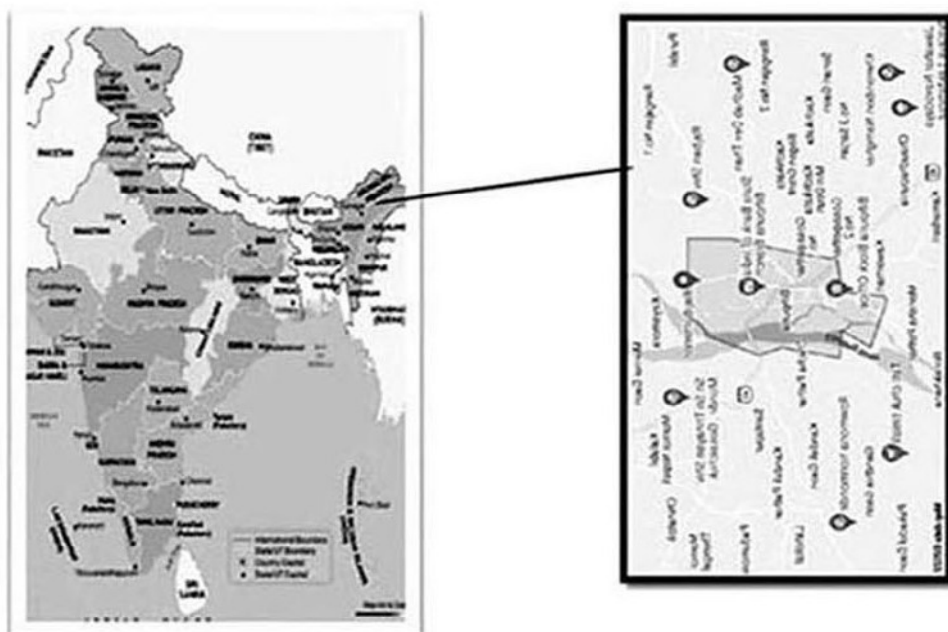
### INTRODUCTION

#### 1.1 Introduction to Master Plan Area

Bihpuria is a small town located in the Lakhimpur district of the northeastern Indian state of Assam. It falls under Bihpuria constituency of Assam Legislative Assembly and within Tezpur Parliamentary Constituency. Bihpuria is also the name of the development block. It is located between Narayanpur and Bangalmora.

#### 1.2 Location:-

Bihpuria is a small town in Lakhimpur district in the state of Assam, India. Bihpuria Town is located at 27.030 N and 93.90 E of Assam (North Eastern part of Assam on the Upper bank of Brahmaputra river) having an area of 6.40 Sq Km. It has an average elevation of 102 m (335 ft)



This chapter discusses the history, evaluation of the town, physiography, regional context, regional connectivity, climatic conditions, and review of the existing master plan of the town.

#### 1.3 History of the Town:-

It is difficult to ascertain how the name Bihpuria originated. According to legend Dafalas (presently known as Nishis) an ethnic group of the nearby hills and Moamorias, the inhabitants of Bihpuria were allies in their fight against the Ahom rulers. The Dafalas supplied Bih (Vish or poison) to the Moamorias in Puria (Packets) for making poison arrows.

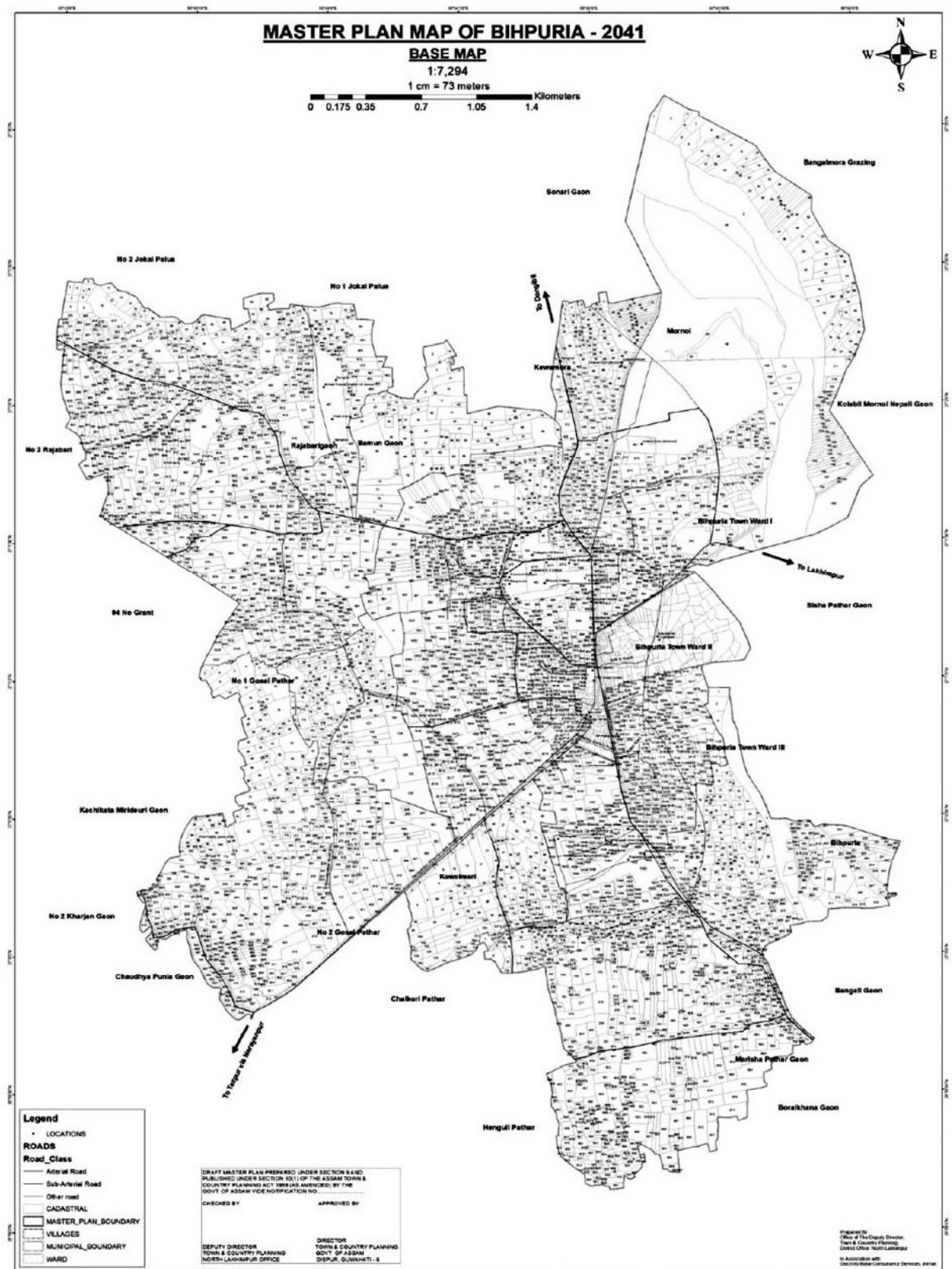
Another legend is that due to cultivation of Bih (poison) in ancient days the town came to be known as Bihpuria ('Bih' means poison and 'Pur' meaning town). River Subansiri near Bihpuria is famed for having gold particles in its sand and till recent times it was an occupation for the people to collect gold particles from the sands of river Subansiri (Subarn meaning gold). River Dikrong finds mention in the "KalikaPuraan" as "Koma". In the 'Tantric' treatise of "Yoginitantra" it is mentioned as "Dikkar" and its residing deity as "DikkarVasini". During Plantation of Harmoti Tea Estate near Bihpuria ruins of an ancient fort and stone statue were unearthed which vindicated the history of Bihpuria as the land mentioned in "KalikaPuraan" as the abode of "Dikkarvasini". Bihpuria also is well ensconced in the history of India's Bhakti movement as Letekupukhuri near Bihpuria is the birth place of ShrimantaMadhavDev, one of the greatest Vaishnavite saints and the leading disciple of ShrimantaSankar Dev. Twelve Kilometers away from Bihpuria is the "Satra" (religious and educational centre) of ShrimantaAnirudhadev which was set up in 1602. ShrimantaAnirudhadevis credited with spreading the gospel of peace and tolerance among the ferocious ethnic groups who in large numbers converted to devout Vaisnavites. Bihpuria is a melting pot of different religious and ethnic groups. Originally inhabited by Moamorias and Misings and later on adopted by Kacharis from Jorhat, Golaghat and other places, Bihpuria has a sizeable population of Muslim population also who migrated during pre-independence period from Mymensing district of East Pakistan and an equally large number of Bengali Hindus who came during and after partition. All these groups have given Bihpuria a distinct character and edge in business and commercial activities besides its culture.

**Guru -Griha at**

**Leteku-Pukhuri**





**Base Map of Bihpuria**

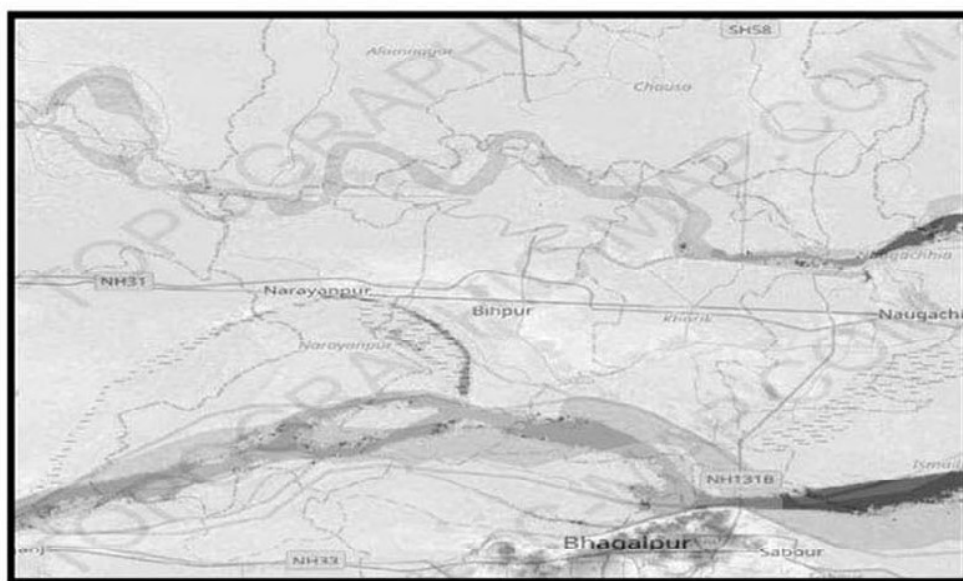
#### **1.4 Climate :-**

The climate of the North Lakhimpur is subtropical and humid and is characterized by high rainfall. The annual rainfall is 3,268 mm and means relative humidity is 81 percent. The absence of dry hot summer is the characteristic feature of the climate of Bihpuria. The prevalence of cold water, cold and pleasant spring is enjoyable. High humid temperature and exorbitant rains during summer, like the other districts of Assam, are experienced. The temperature rises high during South-West monsoon season which generally starts in the month of June and last till the beginning of the month of October every year. The cold season starts from the early part of November till late February. The winters are generally Cold and foggy. The climatic feature of February March is usually dry and windy. April to May is a period of thunderstorm and heavy cyclonic rainfall. Rainfall occurs almost throughout the year. The South-West monsoon arrives and blows over the district by about the beginning of June every year.

The Planning Area receives southwest monsoon rainfall from the month of April and continues up to September to October. The maximum temperature goes up to 35°C during June and July and minimum temperature falls to 8°C in December and January. As the town is in the east, the sun rises early and also sets early. On average, the day starts at 5:00-6:00 AM and it is dark by 4:00 – 5:00 PM.

#### **1.5 Topography:-**

Topography of Bihpuria Town is flat with certain low laying areas and climatic conditions are such as not too hot or not too cold. The maximum temperature is 32°C (Max) and 10°C (Min) in the month of August and December respectively.



### 1.6 Soil Condition:-

The soils of the Town can broadly be classified into the following groups:

1. Red Loamy soils: This soil type develops in the hill slopes under high rainfall condition. This soil is characterized by low nitrogen, low phosphate and medium to high potash. PH is acidic.
2. New Alluvial Soils: The new alluvial soils are found in the flood plain area and are subjected to occasional floods and consequently receive considerable silt deposit after the flood recedes. These are yellow to yellowish grey in colour and are admixtures of sand, silt and clay in varying proportions. Mineral 5 weathering and geo-chemical changes are nominal. But incipient changes in the top layer have been noticed due to biological activity. Soil PH is feebly alkaline and moderately rich in plant nutrient.
3. Older Alluvial Soil: It develops at higher levels and practically unaltered alluvium representing a broad spectrum of sand, silt and humus rich clay depending on landform. The soils are comparatively more acidic than the newer alluvial soil and hence more crop sensitive.

The soils of the North Lakhimpur district is classified by NBSS and ICAR Nagpur are:

Udalfs Orchapts-Acquents, Fluvent-Aquepts, Aquepts-Aqualfs-Fluvent. 4.0 Ground Water Scenario 4.1 Hydrogeology The district can be divided into two distinct hydrogeological units, viz., semiconsolidated and unconsolidated.

### 1.7 Settlement Pattern:-

The rural settlements are comparatively small and simple agglomeration at favourable and convenient site, primarily influenced by environmental factors and later on by socio-economic development of human groups. There are two factors, physical and cultural, responsible for various settlement types in rural areas. In physical factors relief, fertility of soil, amount of rainfall, dry land etc. are included, while in cultural factors landuse, land tenure, cropping pattern, clan and caste system, social relationships and means of transportation are included. The compact farm villages are common features of great fertile river valley plains. Similarly in flood affected area, few elevated sites are also having compact settlements. As Bihpuria is Class IV town and rural based and flood affected area, mostly linear settlement is found. In some places compact settlement is also found.

### 1.8 Rural – Urban Scenario:-

As per Census 2011, there are total population under Bihpuria Master Plan area is 20633. Urban population in Master Plan area is 12016 and 8617 in rural areas. Thus around 58.24% of total population of Bihpuria Master Plan area lives in urban areas while 41.76% lives under rural areas.

**TABLE NO :- 1**  
**Urban&RuralArea Population Figure**

Name of the Master plan Area	Category of Area	Area in sq.km	Population in 2011
Bihpuria Master plan	Urban	6.40 Sq.km.	12016
	Rural	14.85Sq.km	8617
Total		21.25 Sq. km	20633

Source: Lakhimpur Census Handbook 2011

### 1.9 Physical growth and expansion of town:-

Initially Bihpuria Town Committee was constituted on 21/01/1961 with 4 Nos. of wards and it was converted to Municipal Board in 2011 enhancing 10 Nos. wards. The present Bihpuria Municipal Board spread over an area of 6.40 sq. km, is divided into 10 wards. Bihpuria is located at 27.030 N latitude and 93.90 E longitudes.

Bihpuria Town is a rapid growing business centre of Lakhimpur District of Assam. The Town is 38 KM from the district headquarter of Lakhimpur and 380 KM from the state capital Dispur. The river Dikrong flowing along the north-east boarder of Bihpuria Town and 1.50 KM away from the town, which finds mention in the ancient text of “ KalikaPuran”

### **1.10 Need for the Master Plan:-**

Master Plan is the first step towards setting up a long-term Vision for realising the true social, economic and environmental potential of any development. Once the Vision is in place one could narrow down the feasibility, the phasing, the style and aesthetic of the project etc. A Master Plan in India typically covers a time horizon of about 20 years, presenting a road map from the present state of the city to its ideal end-state with spatial details in the terminal year.

Master Plan is a legal document for the development of urban area prepared to a specific time period. The validity of a Master Plan is for a specific period and after expiry of the period it needs revision and modifications.

Master plan has innumerable benefits to both the investors and the users. It provides a road map for all future development decisions on a project. The success rate of master planned projects is much higher than unplanned ones.

It is highly desirable at this point that the citizens of Bihpuria should clearly understand the need for the Master Plan because a Master Plan is the city/town's long range plan and is important as it affects things we do every day and how we will do then in the future. Master Plan guide city/towns decisions about important issues like what economic development strategy the city town should take; where certain types of business should the town try to attract; how much parking should be provided in neighbourhood; what improvements should be made to parks and recreations centers; How to protect our natural resources; why certain areas are designed as historic places. So when we wonder why a building is allowed to be located somewhere, why certain streets are one-way streets, why a park has been built in our neighbourhood; a good place to start looking is the Master plan. As such the most desired results could be positive civic interest and greater confidence which will create a conducive environment and our descendants will profit by our forethought or suffer from our negligence. What better work can we achieve than make their path easier, their homes more intimate, their public buildings more attractive and accommodating.

The evils of unplanned growth of our towns have caused enormous problems such as shortage of living accommodation, traffic congestion, lack of sanitation and other community facilities and amenities. The growth of population and the potentiality of Bihpuria town is industrially and commercially slow, in the near future the state Government to realize the importance of proper planned growth of the town and the preparation of the Master Plan for this purpose.

In order to translate the suggested developments for Bihpuria into action, it would be necessary to follow this Master plan which is designed to regulate the future growth and to affect a uniform community. In preparing the Master Plan for Bihpuria, various surveys such as land-use, socio-economic etc. were carried out to understand the existing scenario of the town and to suggest the line of actions to be adapted.

## **Chapter – 2**

### **DEMOGRAPHY**

#### **2.1 Demography**

People are the ultimate beneficiaries of a master plan. For realistic plan preparation, it is necessary to understand nature of population for which plan is being prepared. Complete understanding of strengths, opportunities, weaknesses, and challenges of human resources will guide the plan preparation process. Demography is a study related to socio-economic aspects of population. Understanding demography paves the way to achieve optimal utilization and development of human resources.

In this chapter, trends and pattern of population growth, distribution of population, literacy rate, education level, age structure, sex ratio, migration, work force participation rate, occupational structure, economic status, etc. have been discussed. Later, in summary, concluding remarks are made on the existing situation of demography in Bihpuria Planning Area.

#### **2.2 Total population:-**

According to the 2011 census Bihpuria population figure has reached to 20633 Nos., among them 10617 are male and 10016 are female. The following Table no. 2 shows the population distribution within Bihpuria Master Plan Area.

#### **2.3 Population Growth rate:-**

Population of Bihpuria has increased by 10.6 percent in last 10 years. In 2001 census total population here were about 11 thousand. Female population growth rate of Bihpuria is 13.4 percent which is 5.4 percent higher than male population growth rate of 8 percent. General caste population has increased by 12.5 percent; Schedule caste population has increased by 13.1 percent; Schedule Tribe population has decreased by -19 percent and child population has decreased by -1.5 percent in Bihpuria city since last census.

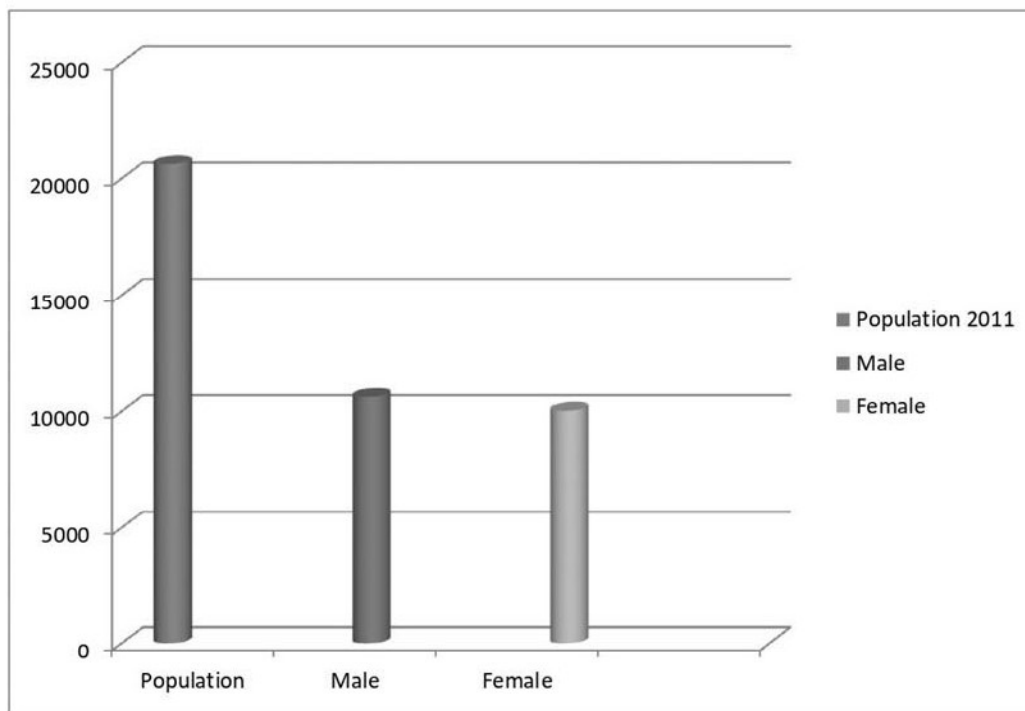
TABLE NO – 2

**Population Distribution in Bihpuria Master Plan Area**

<b>Bihpuria Villages</b>	<b>Population 2011</b>	<b>Male</b>	<b>Female</b>
<b>BamunGaon</b>	<b>18</b>	<b>12</b>	<b>6</b>
<b>MornoiGaon</b>	<b>2773</b>	<b>1404</b>	<b>1369</b>
<b>RajbariGaon</b>	<b>1493</b>	<b>784</b>	<b>709</b>
<b>Gosaipathar No.1</b>	<b>226</b>	<b>117</b>	<b>109</b>
<b>Gosaipathar No.2</b>	<b>545</b>	<b>275</b>	<b>270</b>
<b>Kawoimari</b>	<b>352</b>	<b>162</b>	<b>190</b>
<b>BihpuriaGaon</b>	<b>316</b>	<b>173</b>	<b>143</b>
<b>Kewamora</b>	<b>1493</b>	<b>752</b>	<b>741</b>
<b>MarishaPatharGaon</b>	<b>1401</b>	<b>719</b>	<b>682</b>
<b>Ward no.1</b>	<b>1667</b>	<b>841</b>	<b>826</b>
<b>Ward no.2</b>	<b>1336</b>	<b>706</b>	<b>630</b>
<b>Ward no.3</b>	<b>1186</b>	<b>601</b>	<b>585</b>
<b>Ward no.4</b>	<b>1325</b>	<b>697</b>	<b>628</b>
<b>Ward no.5</b>	<b>998</b>	<b>511</b>	<b>487</b>
<b>Ward no.6</b>	<b>1866</b>	<b>988</b>	<b>878</b>
<b>Ward no.7</b>	<b>1409</b>	<b>729</b>	<b>680</b>
<b>Ward no.8</b>	<b>1269</b>	<b>657</b>	<b>612</b>
<b>Ward no.9</b>	<b>551</b>	<b>295</b>	<b>256</b>
<b>Ward no.10</b>	<b>409</b>	<b>194</b>	<b>215</b>
<b>Total Population</b>	<b>20,633</b>	<b>10,617</b>	<b>10,016</b>

Source:Lakhimpur Census Handbook 2011



**Figure:-1****Male and Female population of Bihpuria Master Plan Area in 2011****2.4 Sex Ratio:-**

As of 2011 census there are 932 females per 1000 male in the city. Sex ratio in general caste is 930, in schedule caste is 975 and in schedule tribe is 913. There are 974 girls under 6 years of age per 1000 boys of the same age in Bihpuria. Overall sex ratio in Bihpuria was increased by 45 females per 1000 male during the years from 2001 to 2011. Child sex ratio here has increased by 28 girls per 1000 boys during the same time.

**2.5 Literacy:-**

Total 9661 (90 percent) people in Bihpuria are literate, among them 5203 (93percent ) are male and 4458 (86 percent) are female. Overall literacy rate in the city has increased by 5 percent. Male literacy has gone up by 3percent and female literacy rate has gone up by 6 percent.

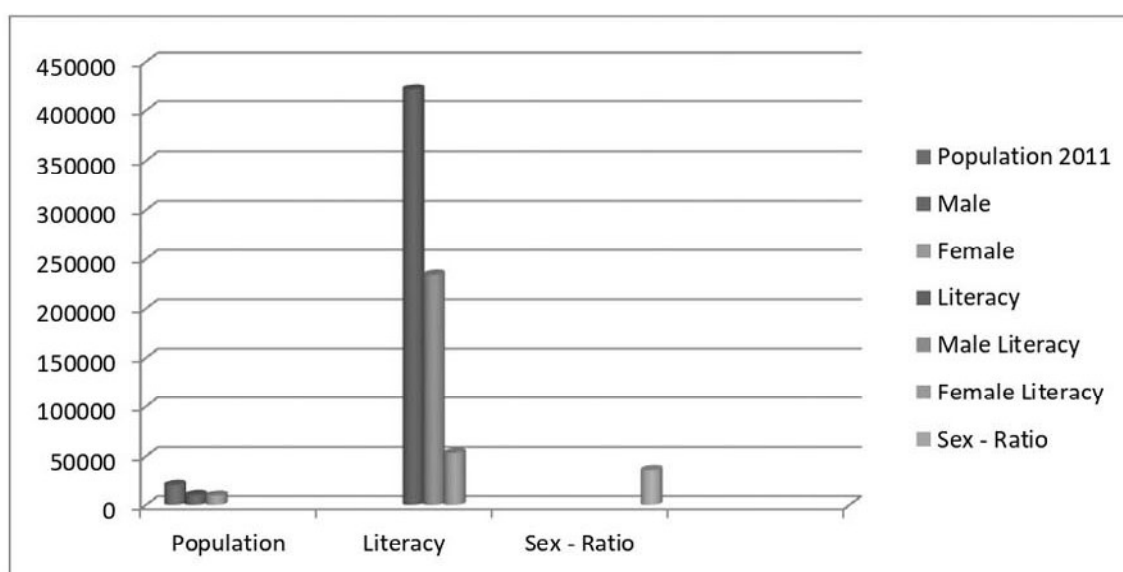


**TABLE NO – 3**  
**Village wise Population and Literacy data in Bihpuria Master Plan Area**

Bihpuria Villages	Population 2011	Male	Female	Literacy%	Male Literacy%	Female Literacy%	Sex-ratio
BamunGaon	18	12	6	100.00%	100.00%	100%	500
MornoiGaon	2773	1404	1369	77.98%	84.21%	71.59%	963
RajabariGaon	1493	784	709	93.10%	96.20%	89.66%	870
Gosaipathar No.1	226	117	109	93.10%	97.09%	89.00%	932
Gosaipathar No.2	545	275	270	72.11%	76.08%	67.54%	870
Kawoimari	352	162	190	223%	125%	98%	1173
BihpuriaGaon	316	173	143	73.18%	79.26%	66.67%	827
Keyamora	1493	752	741	84.01%	88.66%	79.27%	985
MarishaPatharGaon	1401	719	682	888%	468%	420%	992
Ward no.1	1667	841	826	75.52%	80.98%	69.98%	982
Ward no.2	1336	706	630	69.61%	74.08%	64.60%	892
Ward no.3	1186	601	585	76.81%	80.70%	72.82%	973
Ward no.4	1325	697	628	83.40%	85.51%	81.01%	901
Ward no.5	998	511	487	86.17%	86.11%	86.24%	953
Ward no.6	1866	988	878	87.35%	90.08%	84.28%	889
Ward no.7	1409	729	680	78.71%	82.17%	75%	933
Ward no.8	1269	657	612	85.03%	88.43%	81.37%	932
Ward no.9	551	295	256	82.21%	83.05%	81.25%	868
Ward no.10	409	194	215	79.46%	84.02%	75.35%	1108

Source:Lakhimpur Census Handbook 2011

**Figure:-2**  
**Village wise population and Literacy data in Bihpuria Master Plan Area**



## 2.6 Working Population and Non –Working Population:-

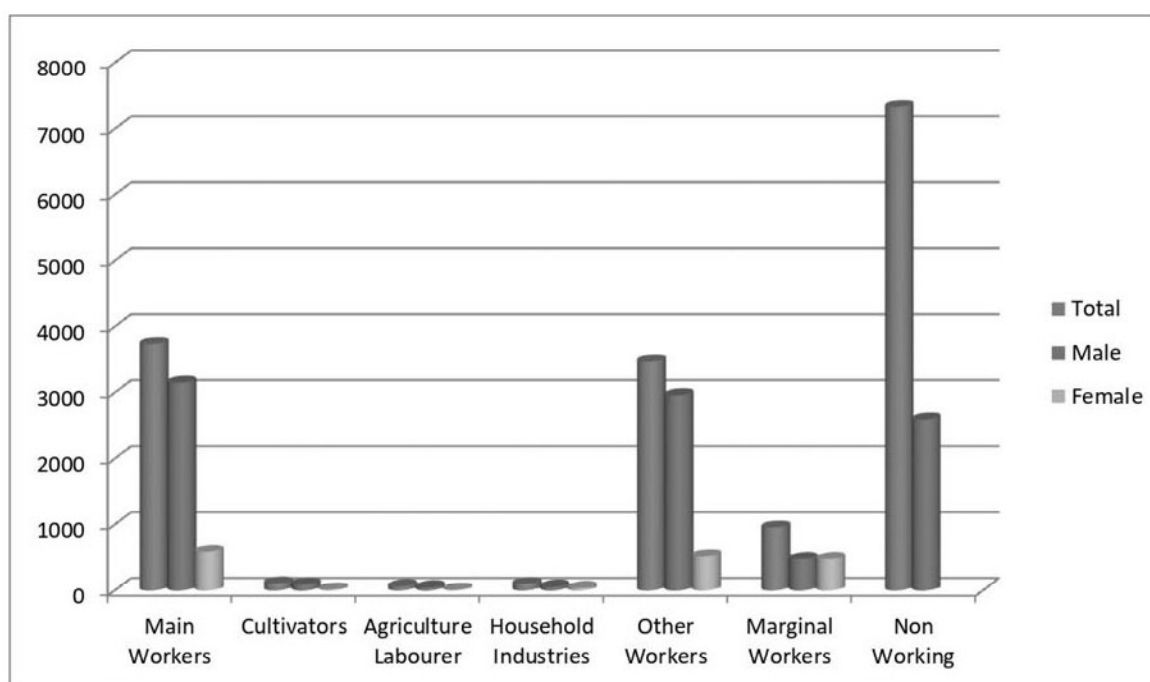
In Bihpuria Town Committee out of total population, 4,689 were engaged in work activities. 79.7% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 20.3% were involved in Marginal activity providing livelihood for less than 6 months. Of 4,689 workers engaged in Main Work, 105 were cultivators (owner or co-owner) while 61 were Agricultural labourers.

**TABLE NO – 4**  
**Workers and Non-Workers in Bihpuria Master Plan Area**

	Total	Male	Female
<b>Main Workers</b>	<b>3736</b>	<b>3149</b>	<b>587</b>
<b>Cultivators</b>	<b>105</b>	<b>88</b>	<b>17</b>
<b>Agriculture Labourer</b>	<b>61</b>	<b>47</b>	<b>14</b>
<b>Household Industries</b>	<b>93</b>	<b>55</b>	<b>38</b>
<b>Other Workers</b>	<b>3477</b>	<b>2959</b>	<b>518</b>
<b>Marginal Workers</b>	<b>953</b>	<b>476</b>	<b>477</b>
<b>Non Working</b>	<b>7327</b>	<b>2594</b>	<b>4733</b>

Source: Lakhimpur Census Handbook 2011

**Figure:-3**  
**Workers and Non – Workers in Bihpuria Master Plan Area**



**2.7 SC – ST Population:-**

Schedule Caste (SC) people living in Bihpuria is 6.6% and total number of Schedule Tribe (ST) is 4.6% of total population of Bihpuria according to 2011 census.

**TABLE NO - 5**  
**SC-ST Population of Bihpuria Master plan Area**

Area	SC percent	ST percent
BamunGaon	0.00%	0.00%
MornoiGaon	8.22%	0.92%
RajabariGaon	2.62%	0.00%
Gosaipathar No.1	0.00%	0.00%
Gosaipathar No.2	0.00%	6.20%
Kawoimari	0.00%	89.20%
BihpuriaGaon	0.00%	2.20%
Kewamora	52.11%	0.80%
MarishaPatharGaon	0.14%	85.51%
Ward no.1	7.98%	2.10%
Ward no.2	1.42%	2.02%
Ward no.3	14%	2.53%
Ward no.4	0.91%	26.49%
Ward no.5	3.61%	1.90%
Ward no.6	4.23%	1.55%
Ward no.7	9.37%	2.77%
Ward no.8	7.64%	0.95%
Ward no.9	12.89%	0.91%
Ward no.10	12.47%	1.47%

Source:Lakhimpur Census Handbook 2011

**2.8 Household density and size:-**

According to 2011 census report, there are 1721 number of household in Bihpuria village area, 2618 number of household in Bihpuria ward area of Master plan. In Master Plan Area of Bihpuria the total number of household is 4339. The number of household in 2011 for Bihpuria Master Plan Area is given below.

**TABLE NO - 6**  
**No. of Household in Bihpuria Master plan Area**

<b>Area</b>	<b>No. of Household</b>
BamunGaon	5
MornoiGaon	526
RajbariGaon	325
Gosaipathar No.1	45
Gosaipathar No.2	120
Kawoimari	78
BihpuriaGaon	68
Kewamora	289
MarishaPatharGaon	265
Ward no.1	360
Ward no.2	256
Ward no.3	254
Ward no.4	294
Ward no.5	216
Ward no.6	409
Ward no.7	315
Ward no.8	294
Ward no.9	132
Ward no.10	88

Source: Lakhimpur Census Handbook 2011

## 2.9 Projected Population of Bihpuria Master Plan Area :-

One of the primary considerations for planning an urban settlement is population projections as it forms the basis for allocating land for all other land uses as well as provisioning of social and physical infrastructure. Total requirements for the provisioning of developed land for various uses like residential, commercial, traffic and transportation, industrial, public and semi-public spaces, green spaces, etc. and educational, health and socio-cultural facilities is computed on the basis of population projections for a planning period or master plan horizon period, which is 2041 in the case of Master Plan for Bihpuria town. Hence it is necessary to have credible projections to avoid deficiencies or excess provisioning of developed land and facilities and infrastructure for the next 20 years.

There are several population projection methods such as arithmetic projection method, logistic projection method, geometric projection method, exponential projection, cohort projection method, etc. In our case, we have taken the past population growth trends into considerations for making population projections. The projected population is shown in Table No.7.

Projected population of the Bihpuria Master Plan Area is estimated as given below based on average population growth of the Area.

**Table:-7**  
**Projected Population of Bihpuria Master Plan**

<b>Year</b>	<b>Projected Population</b>
<b>2011</b>	<b>20,633 ( as per census 2011 )</b>
<b>2021</b>	<b>24421</b>
<b>2031</b>	<b>28904</b>
<b>2041</b>	<b>34210</b>

Source:-T&CP, Lakhimpur

### **Chapter 3**

#### **ECONOMIC BASE AND EMPLOYMENT**

##### **3.1 Introduction**

Economy is the backbone of any town. Flourishing economy will help to accelerate town's infrastructure development. Objective of a master plan is to facilitate the growth of economy through policy and spatial planning interventions. It involves provision of infrastructural facilities in terms of land allocation and land development as per the standards, policy incentives to promote and safeguard the economy. Thus creating sufficient employment opportunities and increasing standard of living of its citizens is a paramount significance. Bihpuria Planning Area has both urban and rural character. In urban area, workers are mainly engaged in tertiary sector, while in rural areas, agriculture and allied activities are practiced.

##### **3.2 Formal Sector:-**

Sector which encompasses all jobs with normal hours and regular wages and are recognized as income sources on which taxes must be paid are known as formal sector. In local terms, organised sector or formal sector in India refers to licensed organisations, that is, those who are registered. Only 6 (six) per cent of India's working population is part of the formal sector the productivity in formal sector is high in comparison to informal sector and also offers higher wages to its employees.

##### **3.3 Informal Sector:-**

The informal sector is that part of an economy which is neither taxed nor monitored by any form of government. Activities of the informal economy are not included in the GNP. Although the informal sector makes up a significant portion of the economies in poor state like Assam; the informal sector of Bihpuria provides critical economic opportunities for the poor and has been expanding rapidly since the 1990s. The informal sector is largely characterised by several qualities such as Easy Entry, meaning anyone who wishes to join the sector can find some sort of work which will result in cash earnings, a small scale of operations and skills gained outside of a formal education. Most workers in the informal sector, even those are self-employed or wage workers, do not have access to secure work, benefits, welfare protection or representation. The most prevalent types of work in the informal economy are home based workers and street-vendors which are most common in Bihpuria. In Bihpuria town there are also vegetable markets at the junction point which not only fulfil the demand for Bihpuria and its suburbs but also supply the essential commodities to the people of border areas of Arunachal Pradesh.

### 3.4 Occupational Pattern:

Occupational structure depicts the characteristics of employment for livelihood of the people living in a particular planning area. The engagement of people in agriculture, trade, commerce, industry and white-collar jobs etc. is known as the occupation and employment character. Expansion of micro, cottage and service industry in the town and as well as in the out skirts of the town are also creates employment opportunities too many people. In view of the above, the question of livelihood can be separated on the following heads as mentioned below:-

- (a) Engagement in agricultural activities.
- (b) Engagement in micro and household industries
- (c) Serving as Govt. employee & private employee.

**Table:-8**  
**Showing People Engaged in Different Services**

Area Name	Permanent	Semi – Permanent	Temporary		
			Total	Serviceable	Non - Serviceable
Lakhimpur	10,658	10,162	624	28	596
Bihpuria ( Urban )	3728	3706	178	12	168

Source:- Census 2011

There is shortfall of skilled working population which is crucial for industrial development. Findings from socio-economic household survey revealed that assets are bare minimum and annual income is just sufficient to meet basic needs. Agriculture sector is underdeveloped. Decreasing working population in the primary sector in rural areas is a major concern. Lack of employment opportunities is also responsible for migration of youth population. Potential economic sectors with regards to Bihpuria need to be identified to facilitate economic growth of the town.

## **Chapter - 4**

### **HOUSING AND SHELTER**

#### **4.1 Introduction**

Housing is the basic need of the civilized living. Despite various efforts to solve the housing problem with various policies, there is a huge gap between the supply and the demand for the housing in Assam in general and Bihpuria town in particular. A section of population in Bihpuria either have no place to live in or living under highly unhygienic, inhuman condition and deprivations. Lack of privacy, absence of minimum basic amenities, use of substandard building materials and unhygienic surroundings dominates the scene of settlements. In Bihpuria, while the housing problem in the rural areas, by and large is qualitative in nature and the problem in the urban areas is largely quantitative. The uncontrolled growth of population in urban areas due to migration and other factors have created a high magnitude of housing and infrastructure problem. Due to migration of rural population to the town, available vacant spaces in the urban areas are slowly being converted to unplanned, unhygienic built up area. Moreover, cost of land in the urban area is also increasing. People in the low and middle income group even find it difficult to acquire the land at the present prevailing cost.

#### **4.2 Housing Condition, Type of structure etc.**

Housing needs with increase as per increase of population size of the area and occupancy rate or household size. Assuming average household size is 4.7 and acceptable housing stock is likely to be shrink 1% annually, projected housing requirement of Master Plan Area is estimated as below :-

**Table:-9 Housing Requirement**

Sl. No.	Items	Requirement of Housing Unit	
		2031	2041
1	Population	28904	34210
2	Increase in population	4483	5306
3	Av. Household Size	4.7	4.6
4	Requirement of Housing Unit Including Backlog	954	1154
5	Replacement Requirement	10	12
6	Total Requirement of Housing Unit	964	1166

Source: T&CP Survey

**There is no any identified/notified slum settlement in Bihpuria Master plan area.**



## **Chapter 5**

### **TRANSPORTATION**

#### **5.1 Introduction**

Transportation enhances connectivity, which enables access to jobs, services, livelihoods, and health and education services. Transportation directly influences quality of life in a town. It also facilitates development of an area by enhancing its creativity to potential resources. Urban road network is considered as engines of economic growth. Bihpuria faces severe traffic related problems. Rural areas of the planning area do not have traffic or connectivity issues. The road within the town is sufficient width and well equipped. However, the roads in Bihpuria Town committee area are very narrow and shoulder width is insufficient to accommodate the present traffic volume for easy movement except S.H.-43 and there is also little scope for the widening. Inadequacy of transportation facilities is also one of the major hindrances for planned development.

Early accessibility and rapid movement of goods & people is the main criteria for proposed development of transportation system of master plan area.

#### **5.2 Circulation Plan:-**

The proposed circulation network system within the planning area is divided into following categories:-

**Table 10**

Proposed Road System of Bihpuria

Sl. No.	Proposed Road System	Over all Width (R.O.W)	Remarks
1	Arterial	40 m – 60 m	
2	Sub-Arterial	25m – 40m	
3	Collector Street	18m – 25m	
4	Local Street	10m- 15m	

Source: Survey T&CP, Lakhimpur

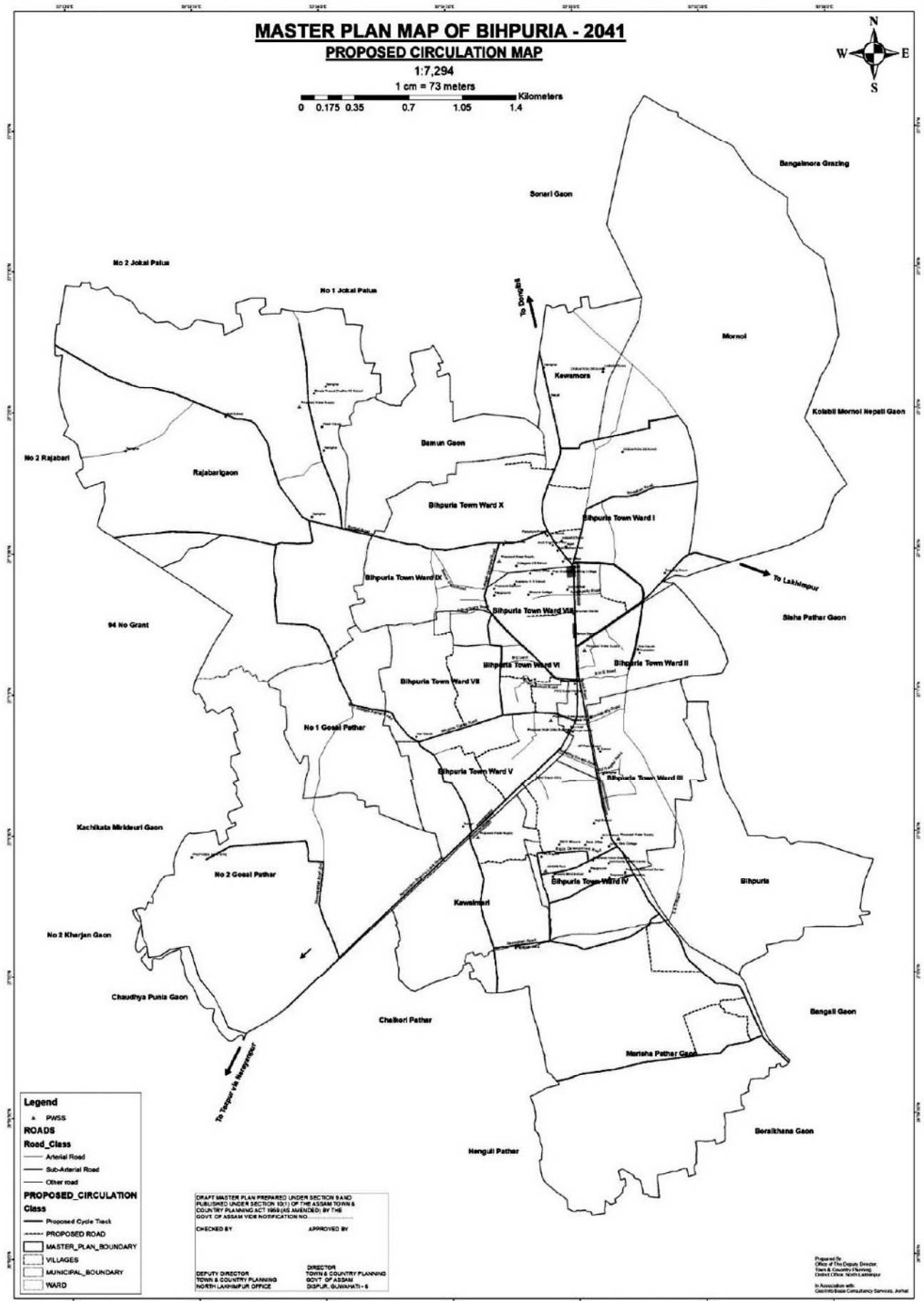
In pursuance of Section 79-A of the Assam Municipal Act, 1956 following roads are notified as Principal Main Roads, Main Roads and Other road under the holding of Bihpuria Municipal Board.

**TABLE NO:-11  
EXISTING ROADS**

Source: - BMB Survey

Sl. No.	Sl. No. of Road According to the Map	Name of Road	Ward No.	Length ( inMtr. )	Breadth	Under Maintenance of	Remarks
A. Principal Main Road							Overall width (R.O.W.) is recommended to increased as per standard norms (ref. to Table-10)
1	1	BihpuriaTezpur Road ( police Point to No . 1 Gosaipother entrance Road )	5,6,8	1500.00 M	12.16M	P.W.D	
2	1(a)	Bihpuria Lakhimpur Road From Police Point to E&D Embankment	1	300M	12.16M	P.W.D	
B .Main Road							
3	2	BihpuriaDongibil PWD Road (From Police Point to Keyamora )	8 10	1000.00 M	12.16 M	P.W.D	
4	3	Bihpuria Bodoti Road	2,4	1700.00 M	12.16 M	P.W.D	
5	4	Marketing Society Road	4	200.00M	4.26 M	Bihpuria M.B	
6	5	Bihpuria Borbali Road	10	1000.00 M	4.26 M	P.W.D	
7	6	Inspection Bunglow Road	10	800.00M	4.26 M	Bihpuria M.B	
8	7	Brahmin Gaon L.P. School Road	9	450.00M	4.26 M	Bihpuria M.B	
9	8	Loknath Goswami Road	8,9	1600.00 M	5.47 M	Bihpuria M.B	
10	9	Adharsatra Path	7	450.00M	4.26 M	Bihpuria M.B	
11	10	Bd Lane	6	230.00M	4.26 M	Bihpuria M.B	
12	11	Tripling Road – Adharsatra Link Road	6	500.00M	4.26 M	Bihpuria M.B	
13	12	Bihpuria Tripling Road	6 , 7	2000.00 M	5.47 M	P.W.D	
14	13	Smasan Road	1	1000.00 M	5.47 M	P.W.D	
15	14	Amolapatty Road	1	270.00M	4.26 M	Bihpuria M.B	
16	14 (a)	Tezpur Road – Bodoti road Connecting Road	4	80.00M	5.47 M	Bihpuria M.B	

As per the minutes of public meeting, members suggested to develop 41 nos. of roads in different location within Proposed Bihpuria Master Plan area. Further, meeting also suggested for construction of 31 nos. of drain in different location. Widening of roads as per national norms is very essential for future development and ease of movement of all kinds of traffic. Right of Way (ROW) for different roads is proposed as per govt. guidelines (ref. to Table 10) in the Master plan area for future improvement of transport network and overall development.



### 5.3 Bus Station:-

In Bihpuria, present ASTC site at Ward no.8 along the old N.T. Road is proposed to develop as modern bus terminus. It also gives facilities to accommodate Auto & other commercial vehicles.

### 5.4 Parking: -

Bihpuria faces major problem of parking, considering future growth of vehicles, parking facilities with adequate R.O.W. in main road & nearer to major junction has been proposed. Feasible location near Bihpuria Town main traffic point & area opposite to SBI near traffic junction with Lakhimpur road, parking for small vehicles like Auto/Tracker/Mini Bus etc. are proposed with basic infrastructure facilities. Parking spaces are identified at following location:

- (i) Bihpuria main traffic point near IOCL Petrol Depot along SH -43.
- (ii) Opposite side of the SBI near traffic junction.
- (iii) Along the Badati road near HP Petrol Depot.

### 5.5 Rail Linkages:-

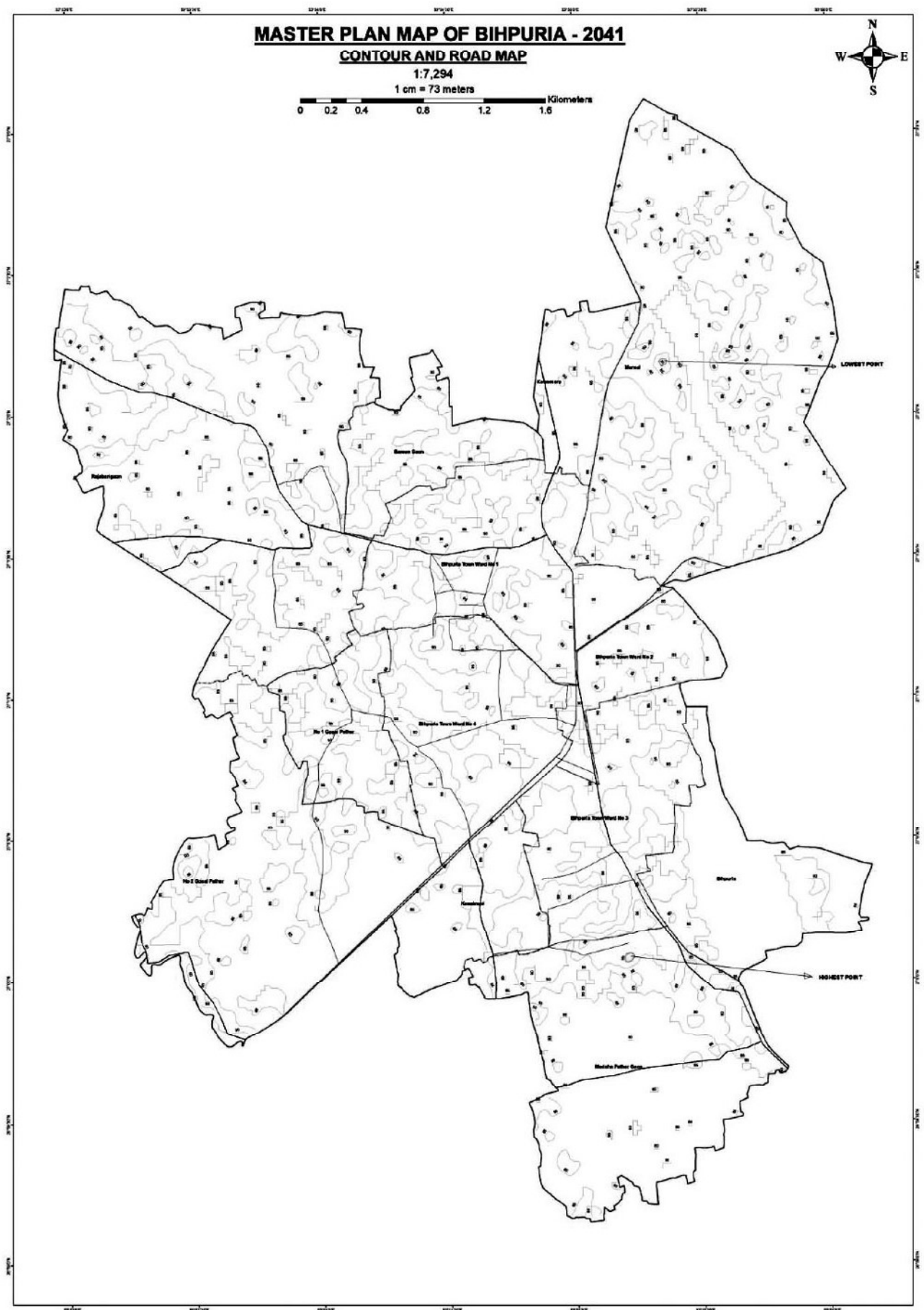
Harmoti is the railway junction nearer to Bihpuria Master Plan area. Road connecting to the Tipling station has proposed to improve by widening of roads.

### 5.6 Airport

Lilabari Airport is located 42 kilometres from Bihpuria town. It connects Kolkata and Guwahati on four days a week. The service is unreliable during extreme weather conditions as small planes operate on this route. However, this airport needs to expand as it could act as an important mode for passengers travelling to and from the state of Assam, Arunachal Pradesh for various purposes, more particularly for national and international tourists.

### 5.5 Proposals: -

As per government direction, Zero Point of Bihpuria Town is identified at Bihpuria Municipal Board Office complex which is 90m MSL with Coordinates 93°54', 58.80''E, 27°0'52.27''N. Roads levels of all major roads have to be fixed from the zero point such that the roads are not raised. Average MSL of Bihpuria is 87.5m. Lowest MSL point 80m in and around Mornoi village and highest MSL is 95 m in and around Marisha Pathar Gaon. Considering future growth of vehicles, parking needs etc. some proposals have been highlighted:-



**Proposals:-**

- (1) Widening and improvement of roads, with street lights and demarcation of notified parking area.
- (2) All earthen & gravel Road are to be converted to Paver – block road in a phase manner.
- (3) Foot path along the Bihpuria State Highway from main Traffic Junction to connecting roads up to feasible distance.
- (4) Improvement of existing traffic signal points and setting up new ones.
- (5) Development of a rotary at the junction of Pach-Ali & E&D Embankment of Dikrong river towards cremation ground at Ward no.2.
- (6) Improvement of existing Bus station.
- (7) Construction of Vendor and Hawker market.
- (8) Construction of public bus stand and truck stand.

## **Chapter 6**

### **INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES**

#### **PHYSICAL INFRASTRUCTURE**

##### **6.1 Introduction**

Physical infrastructure, involving water supply system, storm water drainage, sewerage system, and solid waste management system, provides the lifeline to resident population of an urban settlement as well as an input and outcome for and from industry, trade, and commerce. In this chapter, the Master Plan for Bihpuria 2041 begins by making spatial planning proposals for water and drainage systems.

##### **6.2 Water Supply:-**

Adequate potable water supply is not reached in the planning area. The Water requirement for the planning area for the projected population would be 2.94 MLD in the year 2041 AD, assuming 70 LPCD for domestic consumption and additional 25 percent for public purposes, industrial, fire – fighting use etc. At present laying of water pipe & construction of an overhead tank near Block Office, Ward No.-4 is going on. Completion of ongoing water supply project, proper operation and maintenance is highly necessary for overall development.

Proposed Rejuvenation of Podumoni Pond under Amrut 2.0 at Ward No. 10 also enhances development of the water bodies for recreational use.

Further provision of Fire Hydrants proposed to be installed at following market places & nearby areas from the present or proposed Urban Water Supply Schemes:

- (i) Market area near Bihpuria MB Office;
- (ii) Market towards backside of Bihpuria Police Station;
- (iii) Traffic point near SBI, Bihpuria.

##### **6.3 Electricity:-**

Requirement of electricity for uninterrupted power service in the planning area based on the report APDCL, Bihpuria Electrical Sub-Division would be 18 MW at present. In 2041 AD for the projected population, about

5 Nos of 11kv Sub-station would be required inclusive of existing ones. These sub- stations are proposed at different locations to facilitate whole planning area populations.

At present Bihpuria has 3 Nos. of Electrical Sub – Station with total installed capacity of 25 MVA. Average consumption of electric power is 5 MU and total capacity of power required for un- interrupted power service is 18 MW. Total numbers of Street light is 235 Nos. at present. For the projected population in 2041 AD 5 Nos. of Sub-Stations are proposed including existing ones.

Existing infrastructure within Master Plan area of Bihpuria

1. Number of street light :- 135 Nos
2. No. of sub – stations :- 3 Nos
3. Sources of power :- APDCL Grid
4. Total installed capacity :- 25 MVA
5. Total capacity of power required for uninterrupted service :- 18 MW
6. Average consumption of electric power :- 5 MU

#### **6.4 Dumping Ground:-**

Present Garbage Disposal Site of Bihpuria along the State highway is not in proper location considering future expansion & development of town. Though at present only about 2 MT waste generated in the town, which will increase during plan period as development activities & life – style of people changes rapidly. As such it is suggested that disposal site should be shifted to suitable location preferably outskirts of No. 2 Gosai Pathar Gaon with treatment facilities near proposed Industrial zone. An area of 0.046 Sq. km is earmarked for the proposed site.

#### **6.5 Drainage:**

Many localities of Bihpuria faces serious problem of drainage, particularly during rainy season. For this some drains are proposed for construction after detail drainage survey & design to mitigate future drainage problems. Major drains proposed are as follows:

- (i) Drain from Rev. Circle Office to No. 1 Gosaipathar bridge upto No. 2 Gosaipathar Bridge.
- (ii) Drain from Amolapatty (opposite of ASTC) through Bodoti road, Marketing Society Road and upto No. 2 Gosaipathar Bridge.
- (iii) Drain from Panchali (NH43) near Masjid to Sluice Gate along E&D Embankment.
- (iv) Drain from Sani Mandir to Sluice gate along E&D Embankment at Ward no. 2&3.
- (v) Drain at Bhowalpatty road, etc.



**SOCIAL INFRASTRUCTURE:**

Social infrastructure majorly involves education and health sectors, which are significant drivers of societal development. Literate population with skills in demand promotes economic and social equality and equity. Healthy citizens are an asset for economic and social development of a town. So, both education and health are important for a healthy and wealthy town with high quality of life

**6.6 Education:-**

The progress and development of a place is closely related to expansion, development and modernization of education facilities. The educational atmosphere in Bihpuria is good in comparison to nearby towns. For school level education, high quality educational institution like Udbastu High School, BihpuriaAcademy High School, KumudSarmah HS, Luit Valley School, Pragya Academy, etcprovides educational facilities not only to the students Bihpuria but also the students to its adjoining areas as well as nearby towns. For higher education Bihpuria college, Dikrong National Junior College, SarbeswarBaruah Women College, PGT College of Bihpuria, LohitDikrong Higher Secondary School, Bihpuria Collegiate Higher Secondary etc. and different private educational institution, providing the facilities of education to the students of the region. In Ward no.3, Bihpuria Blind School also serves as an important role for education of blind students.

**The Requirement of education facilities for projected population for the plan period is estimated as per norms asbelow:-**

**Table 12****Requirement of Educational Facilities**

<b>Sl. No.</b>	<b>Type</b>	<b>Reqd. No.</b>	<b>Area Required in Hectares</b>
<b>1</b>	<b>Pre Primary / Nursery</b>	<b>15 No</b>	<b>1.20</b>
<b>2</b>	<b>Primary School /</b>	<b>7 No</b>	<b>2.80</b>
<b>3</b>	<b>Secondary School</b>	<b>5 No</b>	<b>8.00</b>
<b>4</b>	<b>General College</b>	<b>1 No</b>	<b>4.00</b>
<b>5</b>	<b>School of Handicapped</b>	<b>1 No</b>	<b>0.50</b>
<b>6</b>	<b>Integrated School without Hostel Facility</b>	<b>1 No</b>	<b>3.50</b>
<b>7</b>	<b>Integrated School with Hostel Facility</b>	<b>1 No</b>	<b>3.90</b>
<b>8</b>	<b>ITI</b>	<b>1 No</b>	<b>1.60</b>

Source:- Survey

**6.7 Health :-**

Bihpuria have a 30(thirty) bedded civil hospital and PHCs, that serves the population of Bihpuria town as well as its adjoining areas. These hospital facilities along with the primary health care centers in the surrounding villages of Bihpuria mainly provides the services to the people of the region .Serious category patients generally rush to Assam Medical College, Dibrugarh; LMCH or Tezpur for better treatment.

**Bihpuriahealth facilities for projected populations in the year 2041 AD including existing ones are as follows .**

**Table:-13****Required Health Facilities**

Sl. No.	Category	Reqd. No.	Area Required in Hectares
1	Dispensary	3	0.36
2	Nursing Home, Child Welfare & Maternity Centre ( 25 – 30 beds )	2	0.50
3	Intermediate Hospitals (80 beds)	1	1.00
<b>Total</b>			<b>1.86</b>

Source: - Survey, T& CP, Lakhimpur

**6.8 Socio – Cultural Facilities: -**

Bihpuria area has different social groups, religions & cultures. For overall development of the society, socio – cultural facilities in& around Bihpuria is earmarked as follows.

**Requirement of Socio – cultural facilities at Bihpuria during the year 2041 AD are as follows:-**

**Table :-14****Requirement of Scio – Cultural Facilities**

Sl. No.	Category	Required No.	Area Required in Hectares
1	Community Hall	3	0.6
2	Recreational	1	1.0
3	Music , Dance & Drama Centre	1	0.10
4	Meditation&Spiritual Centre	1	0.50

A town hall is already proposed besidesHorizan Colony. Others should be proposed at feasible location in a scattered way to meet the demand of project population.

**6.9 Police Station:-**

Existing Police Station of Ward No 2 of Bihpuria Town has an area of 0.54 hectares. Another one police out post also recommended for the plan period with 0.16 hectare of land area for future needs.

**6.10 Fire Station:-**

Existing Fire Station at Ward No 3 with an area of 0.40 hectares can serve the projected population upto the year 2041 AD.

**6.11 Distribution Services:-**

- I. Milk Distribution:-Considering one milk booth for 3000 population, master plan proposed for 7 Nos. of Milk Distribution booths for the plan period.
- II. LPG Godown :- Existing LPG Godown near Dikrong River Bridge is sufficient to serve the projected population of planning area.

**6.12 Burial Ground and Cremation Grounds:**

Existing cremation ground at Mornoi Grazing and kabarstan at ward no.1 & Mornoi Gaon are served the population of entire planning area. Development of these sites with proper infrastructure facilities are proposed considering future needs. Further development of Azizia Burial Ground at Ward no. 2 is proposed. Development of Cremation ground at Ward no.2 with plantation etc also proposed.

## Chapter 7

### ENVIRONMENT AND CITY BEAUTIFICATION PLAN

#### 7.1 Introduction:-

Though Bihpuria town is densely populated, yet a vast area along the Dikrongriver is still lying vacant. Environment of city can be improved by utilizing un-utilised land along the river with city beautification plan. Further, drainage system of the town may formulate considering Dikrongriver as outlet for future development.

#### 7.2 Recreational & Open Space:-

Following Parks & Recreational places proposed for Master Plan Area:-

- I. Development of Sati Sadhani Park at Ward no.10, near Circle Office with adequate facilities for recreation.
- II. Botanical Garden & Park near CHC at Ward no. 3 with walking zone, sitting arrangement & children playing equipments, etc.
- III. Beautification of pond under Bihpuria Master plan area providing walking zone, boating , park etc. as per feasibility of the site.
- IV. Improvement of E&D Embankment of Dikrong river with pavers block providing walking zone, cycle track and plantation from Circle office Tinali to Cremation ground at Ward no. 2 and upto Sani Mandir at Ward no.3.
- V. Development of Greenwood Park (Dr. Bhupen Hazarika Botanical Garden) at Ward no.4.

Further, all fields/open spaces/maidans are proposed to be no construction zones within the master plan area.

#### 7.3 Social Forestry

Social forestry refers to the plantation and management of trees in urban areas. Within the master plan area no social forestry sites as per information received from Social Forestry Division, Lakhimpur. Social forestry may have been proposed around the prime industrial area at Rajbari which would prevent the smoke and noise pollution from reaching nearby residential areas in the town. It would also act as a buffer in separating the proposed solid waste management site from the rest of the master plan area. Social forestry sites have been identified at Ward no.4. In this site tree planting and natural forest management initiatives are

proposed to be undertaken to meet the forestry related basic needs of the people. Plantations are also proposed to be done along the E&D Embankment of Dikrong river.



**Bihpuria Post Graduate Training College**

**Guru –Griha at Leteku-Pukhuri**



### 7.3 Festivals

Assam is a land of fairs and festivals. Most of the festivals celebrated in Assam characterize the spirit of accommodation and togetherness in the diverse faith and belief of her inhabitants. This perfect fusion of heritage

of her numerous races has made Assam the home of the most colourful festivals reflecting the true spirit, tradition, and lifestyle of the people of Assam. The major festivals celebrated in Assam are Bihu, Baishagu, Ali-Ai-Ligang, Baikho, Rongker, RajiniGabraHarniGabra, BohaggiyoBishu, AmbubashiMela and JonbillMela and so on. The tribals of Assam have their own colourful festivals like the Kherai Puja of the Bodos, the Baikhu and Pharkantis of the Rabhas, Ali-ai-ligang and Parag of the Mishing tribe, the Sagramisawawansawa and laghun of the Tiwas. Some of the main festivals celebrated in Lakhimpur district are Bihu, Rass and Me-Dum-Me-Phi.

(a)Bihu: Bihu is the most important festival of Assam. It is celebrated with joy and abundance by all Assamese people irrespective of caste, creed, religion, faith, and belief. Three Bihus are celebrated in a year: BohagBihu which augurs the wish for a good harvest because this is the time when farmers start sowing. KaatiBihu which is observed to mark the cutting and binding of grains and

(b)Me-Dum-Me-Phi: The Me-Dum-Mem-Phi is performed annually on the 31st of January and helps to develop social contacts and community feelings among the Ahoms. Colourful processions with devotees in traditional finery are also taken out on the occasion. It is Figure 11.13: Images of Bihu festival and their culture North Lakhimpur Master Plan, 2041 89 believed that if Me-Dum-Me-Fi is not celebrated in the customary way, the deities will be displeased and consequently there will be crisis in the State like political rivalry and infighting, increased activities of militancy, natural upheavals like floods and earthquakes resulting in loss of human lives and property.

(c) Rass Festival:Raas festival or RaasLeela is a cultural festival of Assam where the life of Lord Krishna and His many wonders are performed on stage in various forms of play and acts. In different places of the Lakhimpur district, the Rass festival is organized with great enthusiasm. Artistes belonging to ethnic Mising, Bodo and Christian communities also performed in various roles in that Raas.

#### 7.4 Key Issues:

- Despite having several tourist spots within the town, there is no tourism department to oversee the respective spots for maintenance and operation.
- Absence of proper infrastructure in the existing tourist spots and certain destinations along the routes of tourism circuit.
- Temple in the city is of local importance which does not generate much income for the city.
- Lacks of promotion of tourism for entireBihpuria, tourists are unaware of the local tourist spots and destinations.

### 7.5 Conclusions

Bihpuria despite being a small and developing town has the potential to be a great potential tourist destination with its natural beauty and other resources. The town combines the scenic beauty of the plains and the rivers also have the potential to promote eco-tourism for the city and the region. The town has space for improving infrastructure like parking spots, basic amenities, connectivity, singes, etc. Organising and propagating mela and temples as a part of the religious tourism is a great way for the town to generate revenue. Publicity and development of tourist sports are important for promotion of tourist development for which the town needs additional resources and planning. With time comes development and with development comes opportunities to create good tourist spots in and around the town for which tourist circuits can be created in the planning area to ensure proper flow of tourists. We could also promote local crafts, artisan and handicrafts, live pottery, etc. for tourists. Dhari workshop can be incorporated at their residence or dedicated area could be allocated to promote culture of the town. Overall, the town has a great scope in becoming a tourist destination with all its natural resource.

## **Chapter 8**

### **LAND USE PLAN**

#### **8.1 Introduction**

Master Plan for Bihpuria Town culminates in the proposed land use plan for the horizon year 2041. It is in this proposed land use plan that all proposed land uses, networks, and facilities are presented to provide a comprehensive view of how the town would develop till 2041.

#### **8.2 Proposed Land Use Plan Area & objective:-**

Bihpuria Master Plan is prepared with the following objective to achieve expected needs for the plan period up to 2041 AD.

- I) To improve the overall conditions of the planning area for future growth & development.
- II) To improve the transport network with surrounding growth centre.
- III) To improve the urban living standard by improving basic infrastructure & recreational and facilities.
- IV) To function as an economic growth centre for increasing economic activities, trade and commerce, small industries related with local produces.
- V) To maintain environment friendly atmosphere in the entire planning area.

#### **8.3 Zoning of the Planning Area**

Zoning of the Bihpuria planning area is based on population densities, existing developments, and road network including proposed developments. According to the section 5.3.1 of the URDPFI Guidelines the following land use zones have been identified for the Bihpuria Master Plan, 2041. These include the following:

- i (i) Residential Zone
- ii (ii) Commercial zone: (a) Retail Commercial (b) Wholesale Commercial
- iii (iii) Industrial zone: (a) Light Industry (b) Medium Industry (c) Obnoxious industry
- iv (iv) Public and semi-public zone
- v (v) Recreational and open space zone
- vi (vi) Green belt zone
- vii (vii) Agriculture zone
- viii (viii) Transport & Communication



**Table 15 :: BIHPURIA MASTER PLAN EXISTING LANDUSE**

Sl No.	Land Use	Area in Sq.M.	% of Total Developed Area	% of Total Planning Area
1	Residential	5.17	76.71	24.33
2	Commercial	0.22	3.26	1.02
3	Industrial	0.03	0.45	0.16
4	Public – Semi Public	0.39	5.79	1.84
5	Transportation	0.46	6.82	2.16
6	Recreational & Open space	0.47	6.97	2.21
<b>Total Developed</b>		<b>6.74</b>	<b>100</b>	<b>31.72</b>
7	Agriculture & others	10.99		51.72
8	Water Bodies	3.52		16.56
<b>Total Area</b>		<b>21.25</b>		<b>100</b>

Source: T&CP Survey.

#### 8.4 Allocation of Land:-

Bihpuria Master Plan Area proposed for the projected population of 34210 for the year 2014 AD. Total developed area for the projected population is with land utilization Rate of 62.12 hectare per 1000 population.

Proposed land use structure for the Master Plan Area has been decided taking into consideration of existing land use pattern with minimum dislocation and growth of favorable relationship between residential area & working areas. Some mixed landuses are also proposed for making the area more functional for future development.

**Table 16::BIHPURIA MASTER PLAN- PROPOSED LANDUSE**

<b>BIHPURIA PROPOSED LANDUSE AREA</b>				
<b>Sl.No.</b>	<b>Land use Category</b>	<b>Area (Sq. Km.)</b>	<b>Percentage to Developed Land</b>	<b>Percentage to Total Area</b>
1	Residential Use	8.98	56.96	42.23
2	Commercial Use	0.66	4.18	3.09
3	Industrial Use	0.89	5.64	4.19
4	Public & Semi Public	1.19	7.54	5.60
5	Recreational Use	2.19	13.88	10.30
6	Transport & Communication	1.86	11.80	8.75
	<b>Total Developed Land</b>	<b>15.76</b>	<b>100.00</b>	<b>74.16</b>
7	Agriculture	1.79		8.42
8	Green Belt	0.18		0.86
9.	Water bodies	3.52		16.56
	<b>TOTAL AREA</b>	<b>21.25</b>		<b>100.00</b>

Source: T&CP Survey.

**Table 17**

<b>COMPARISION TABLE</b>					
<b>Sl. No.</b>	<b>Land Use</b>	<b>EXISTING LANDUSE</b>		<b>PROPOSED LANDUSE</b>	
	<b>Category</b>	<b>Area (Sq. Km.)</b>	<b>%</b>	<b>Area (Sq. Km.)</b>	<b>%</b>
1	Residential Use	5.17	24.33	8.98	42.23
2	Commercial Use	0.22	1.02	0.66	3.09
3	Industrial Use	0.03	0.16	0.89	4.19
4	Public & Semi Public Use	0.39	1.84	1.19	5.60
5	Recreational Use	0.46	2.16	2.19	10.30
6	Transport & Communication	0.47	2.21	1.86	8.75
	<b>Total Developed Land</b>	<b>6.74</b>	<b>31.72</b>	<b>15.76</b>	<b>74.16</b>
7	Agriculture	10.99	51.72	1.79	8.42
8	Water Bodies	3.52	16.56	3.52	16.56
9	Green Belt			0.18	0.86
	<b>TOTAL AREA</b>	<b>21.25</b>	<b>100</b>	<b>21.25</b>	<b>100.00</b>

### 8.5 Land Use Pattern:-

#### Residential Use:-

Existing land uses of the master plan area reflected low density settlement with scattered manner surrounding the Bihpuria core town area, which is relatively dense in settlement. Under – utilization of land will minimize the available land resources for potential uses. So for optimum utilization of available land, an area of 8.98 Sq. km, which is about 42.23 % of total planning area, is earmarked for residential use.

**Commercial Use:-**

Bihpuria is envisaged to grow future due to its scope for expansion. There is scope for whole sale market, daily / weekly markets, services shops, retail shops etc. for whole region surrounding it. Total land area earmarked in Master Plan Area for commercial use is 66 hectares, which is 3.09% of the total planning area.

Hierarchy of commercial centers for the planning area during plan period is as follows:-

**Table 18**  
**Commercial Use**

Sl. No.	Planning Unit	Population Served	Commercial Area per 1000 persons ( Sq .m )	No of Shops
1	Cluster Centre	1000 – 4000	220	1 for 110 person
2	Sector Centre	5000 – 20000	300	1 for 200 person
3	Community Centre	25000 – 1,25,000	500	1 for 200 person

Bihpuria may be developed as a community centre with the distribution of activities like wholesale & retails shopping , servicing centre , informal shopping , commercial office , hotel , auditorium , weekly markets , bus terminal , fire station , petrol pumps etc .

At present commercial activities are confined along the main roads at the heart of this town. But to serve entire planning area, new commercial / shopping centre as proposed at feasible location distributed in the entire planning area.

For creation of **vending zone** following location has been identified and proposed:

- (i) Near SBI, Bhpuria, Ward no.1,
- (ii) In front of Marketing Society at Ward no.3
- (iii) In front of music college at Ward no.4

**Public & Semi – Public Use:-**

This use zone mainly consists of various services, government as well as semi government office, educational institutes, health centre, religious & socio – cultural institution etc. At present Bihpuria, have different office like Circle Office, BEEO Office, Sub – Treasury Office etc. But considering future expansion of the town & its activities, more office spaces are required to accommodate with existing ones. For this, an area of 119 hectares under Public & Semi-Public Zones is earmarked which is 5.60% of the total planning area.

**Industrial Uses:-**

Bihpuria area is industrially backward. There are few industrial areas are developed within Bihpuria Master Plan Area nearly because of Govt. initiative by DIC. But activities are not as per expectation. A huge area of industrial land available at Rajbari Gaon can be utilized fully by improving road network & other infrastructure facilities. For future development of industrial activities more area has been earmarked for industrial use considering location & transportation facilities.

Total area of 89 hectares of land earmarked for industrial uses which is about 4.19 % of total planning area.

In the Master Plan Area there are scope for small scale industries based on agriculture and local products like rice & flour mills, oil mills, fruit processing industries, agro – based perfumery, bamboo & wooden furniture making & other handy-crafts items etc. General industries permitted in Industrial zone are as per Annexure-A given below. Other industries not included in Annexure-A are allowed in Medium Industrial zone subjected to clearance from Industries Department and Pollution Control Board.

**Annexure – A****General Industries:-**

1. Manufacturing of mirror from sheet glass and photo framing.
2. Cotton spinning and weaving.
3. Automobile servicing and repairs station.
4. Flour mills ( excluding Domestic Atta Chakki ).
5. Malted food.
6. Food including fruits and vegetables processing.
7. Pulping and fermenting of coffee beans.
8. Instant tea / coffee processing.
9. Non – alcoholic beverages (softdrinks ).
10. Fragrances and industrial perfumes .

11. Food additives, nutrients and flavors.
12. Fish processing.
13. Organic nutrients.
14. Surgical and medical product not involving effluent / emission generating processes .
15. Laboratory – wares.
16. Wire drawing (coldprocess) and bailing straps.
17. Laboratory chemicals involving distillation, purification process.
18. Tyres and tubes vulcanization, rethreading, moulding .
19. Pesticides / Insecticides / Fungicides / Herbicides / Agrochemical formulation .
20. NPK Fertilizers / Granulation.
21. Pharmaceuticals formulations .
22. Khandsarisugar.
23. Pulverizing units.
24. Washing of used sand by hydraulic discharge .
25. Atta chakkies .
26. Rice mullors .
27. Steeping and processing of grains .
28. Mineralisedwater .
29. Dal mills .
30. Bakery products , biscuits , confectionery .
31. Groundnut decorticating ( dry ).
32. Supari( Betel nut )and masala grinding .
33. Chilling plants and cold storages .
34. Ice cream or Ice making .
35. Tailoring and garment making .
36. Cotton and woolen hosiery .
37. Apparel making .
38. Handloom weaving .
39. Shoelace manufacturing.
40. Gold and silver thread zariwork .
41. Gold and silver smithy .
42. Leather footwear and leather products excluding tanning .
43. Musical instruments manufacturing .
44. Sports goods .
45. Bamboo and cane products ( only dry operations ).
46. Cardboard or corrugated box and paper products ( Paper or pulp manufacturing excluded )

47. Insulation and other coated papers ( Paper or pulp manufacturing excluded ).
48. Scientific and mathematical instruments .
49. Furniture ( Wooden and steel ).
50. Assembly of domestic electrical appliances .
51. Electronic Goods assembling .
52. Fountain pens .
53. Polythene , plastic and PVC goods through extrusion / mouldings .
54. Rope ( cotton and plastic ) .
55. Carpet weaving .
56. Assembly of air coolers conditioners .
57. Assembly of bicycles , baby carriage and other small non motorized vehicles .
58. Electronic equipments( Assembly ).
59. Toys .
60. Water softening and de - mineralized plants .
61. Paints ( by mixing process only ).
62. Candles .
63. Carpentry ( excluding saw mill ).
64. Oil ginning / expelling ( no hydrogenation / refining ).
65. Jobbing and machining .
66. Manufacture of steel trunks and suitcases .
67. Paper pins and U - clips .
68. Block making for printing .
69. Optical frames .
70. Power looms / handlooms ( without dyeing & bleaching ).
71. Printing press.
72. Garments stitching , tailoring .
73. Thermometer making .
74. Footwear ( rubber ).
75. Plastic processed goods .
76. Medical and surgical instruments .
77. Electronic and electrical goods.
78. Rubber goods industry.

**Transportation**

In adequacy of transportation facilities is also one of the major hindrances for planned development. Though Bihpuria town is well connect with roads with surrounding major towns & villages, hence, there is scope for its development. Early accessibility and rapid movement of goods & people are the main criteria for proposed development of transportation system of master plan area,

S.H – 43 passes through the master plan area connect it to all, other parts of Assam, Arunachal Pradesh, & other parts of India. Further, Bihpuria is connected with its nearest town Narayanpur by State Highway.

**Proposals :-**

- (1) Widening and improvement of roads, with street lights and demarcation of notified parking area.
- (2) All earthen & gravel Road are to be converted to Paver – block road in a phase manner.
- (3) Foot path along the Bihpuria State Highway from main Traffic Junction to connecting roads up to feasible distance.
- (4) Improvement of existing traffic signal points and setting up new ones.
- (5) Development of a rotary at the junction of Pach-Ali & E&D Embankment of Dikrong river towards cremation ground at Ward no.2.
- (6) Improvement of existing Bus station. Etc.

**Parking: -**

Considering future growth of vehicles, parking facilities with adequate R.O.W. in main road & nearer to major junction has been proposed. At Bihpuria Town nearby area of main traffic point & area near SBI, parking for small vehicles like Auto/Tracker/Mini Bus etc. is proposed with basic infrastructure facilities. Parking spaces are identified at following location:

- (i) Bihpuria main traffic point near IOCL Petrol Depot along SH -43.
- (ii) Opposite side of the SBI near traffic junction.
- (iii) Along the Badati road near HP Petrol Depot.

**Green Belt Zone**

For protection and preservation of natural environment an area of 18.00 hectares, consisting 0.86 percent of total planning area is earmarked for green belt zone. Most of these areas are earmarked to villages. Green belt mainly proposed near riverside of Ward no.2 & No. 2 Gosai pathar gaon. Permissible uses within this zone are existing villages, bird sanctuary, farm houses, sericulture, fisheries etc. Within green belt zone development of land is permitted with the approval of govt. as per Zoning Regulations applicable for green belt zone.

**Water Bodies**

One of the major problems of development is wet land. Shrinking of wet lands by encroachment, siltation of wet lands & drains, water logging, flash floods, depletion of flora / fauna also effects the environment, health and livelihoods of the nearby people. To overcome these, preservation of wet lands is very much essential. Within Bihpuria Master Plan Area ponds like Podumoni Pond, and area along Dikrong river & its surroundings to be developed with proper planning for preservation of the wet lands as well as beautification of town.

Further, considering future growth and also to protect the banks of the natural water bodies; an area upto 15 metres distance in Municipal Boards areas and upto 50 metres distance in non-municipal area from the water bodies (rivers, wetlands and natural channels) are proposed to be demarcated as no construction zone within master plan area.

**Agriculture**

Since Bihpuria areas are predominant in agriculture activities, an area of 179 hectares of land area earmarked for agriculture, which is about 8.42 percent of total planning area.



**Town Planning Scheme:**

An area of 0.48 Sq.km within No 2 Gosai Pathar Gaon along the state highway near proposed Industrial area is identified for TPS for future development.

**Zoning plan: -**

Zoning is an essential part of overall planning which consists of proper use of available land resources as per suitability. Zoning define as the use, height, size, density of any structure to be build on any particular land. Zoning regulations play a vital a role in controlling and promoting urban development on deserved uses. It is an integral part of any Master plan, which has been used to control development of urban areas, on an orderly manner.

**Land Use Permissibility:**

Final Uniform Zoning Regulations approved by government of Assam, vide Govt. notification, No.TCP 31/200/54 dtd the 12<sup>th</sup> June 2000, will also applicable for all towns except Guwahati & their amendment, if any and the Assam Building Construction (Regulation) Act, 2010 and The Assam Unified Building Construction (Regulation) Byelaws, 2022 will be applicable to Bihpuria Master Plan area also.

## **Chapter 9**

### **PROPOSED PROJECTS' BRIEF AND TENTATIVE FUNDING SOURCE**

#### **9.1 Functions and Needs of the Planning Area:**

The master plan of Bihpuria has been proposed considering future needs of the population of the area and expected future activities. Further, increasing activities along the State Highway Bihpuria Town plays a major communication junction with nearby urban centre like, Narayanpur, Laluk, North Lakhimpur and also with the Arunachal Pradesh; the Town has tremendous potential for growth. Since the area is mainly dominated by agricultural activities, so the livelihood of the patterns of the indigenous community are also given due consideration in formulation of the proposed land use plan to accommodate the increasing future activities, which will be expected to meet the future functional need of the area.

#### **9.2 Major Functions of the Planning Area :-**

Following major functions are expected from Bihpuria Master Plan Area based on the studies on existing situations and future need :-

- (1) To function as growth centers for trade and commerce.
- (2) To function centre for small scale and household industries.
- (3) To function as a recreational area for nearby town and regions.
- (4) To function as a transportation/ communication junction.

#### **9.3 Plan Period:-**

Plan Period for the master plan is taken for a span of twenty years up to 2041 A.D. Since the growth of population is a continuous process, hence the Master Plan tries to accommodate future needs for the projected population. But for effectiveness of Master Plan, future modification, alterations, additions to the proposed plan is required, as per specific need of the area.

#### **9.4 Projected Population of Bihpuria Master Plan Area:**

Projected population of the Bihpuria Master Plan Area is estimated as given below based on average population or growth of the Area.

**Table 19**

Year	Projected Population
2011	20,633 ( as per census 2011 )
2021	24421
2031	28904
2041	34210

**9.5 Housing Requirement :-**

Housing needs with increase as per increase of population size of the area and occupancy rate or household size. Assuming average household size is 4.7 and acceptable housing stock is likely to be shrink 1% annually, projected housing requirement of Master Plan Area is estimated as below :-

**Table 20**

Sl. No.	Items	Requirement of Housing Unit	
		2031	2041
1	Population	28904	34210
2	Increase in population	4483	5306
3	Av. Household Size	4.7	4.6
4	Requirement of Housing Unit Including Backlog	954	1154
5	Replacement Requirement	10	12
6	Total Requirement of Housing Unit	964	1166

Land area required for housing may be minimized by group housing, apartments etc. through govt. as well as private initiatives. Bihpuria master plan area has no identified/ notified slum settlement. There are 2600 HH within Bihpuria Municipal Board area as per 2011 census.

**9.6 Identification of Priority Sectors and Project :-**

The plan proposals for Bihpuria Master Plan Area spread up to 2041. It is quite obvious that the natural development will continue and the private developers will play an important role in this respect. As such, the private development is encouraged in conformity with the Master Plan. It is strongly recommended to stop

unplanned and sporadic developments but to encourage balance planned and sustainable development where the provision for necessary physical infrastructure and socio-economic amenities are economically made possible. There are some immediate necessities as pointed out by the various stake holders, which are to be taken up as priority schemes for the Master Plan Area which is listed below:

1. Widening and improvement of roads, with street lights and demarcation of notified parking area.
2. Improvement of existing traffic signal points and setting up new ones.
3. Development of a rotary at the junction of Pach-Ali & E&D Embankment of Dikrong river to cremation ground at Ward no.2.
4. Setting up of Organic farming industry.
5. Improvement of existing Bus station.
6. Construction of Vendor and Hawker market.
7. Construction of public bus stand and truck stand.
8. Construction of Auditorium and library.
9. Improvement of existing hospital and dispensaries.
10. Construction of cold storage, ware house etc.
11. System of regular collection and disposal of garbage in the master plan area by the concerned authority.
12. Scheme for Solid waste Management system as per Solid Waste management Rule, 2016.
13. Renovation, completion and operational of existing Water supply scheme
14. Proposal for fuel filling station and relocation of LPG godown.

Specific location for different proposal cannot be made since as per report from Bihpuria Revenue Circle, there is no any govt. vacant land within the Bihpuria Master Plan area as all govt. land has been under encroachment by way of either cultivation or by constructing dwelling houses etc. by mostly indigenous people.

In the first phase, the schemes like widening and improvement of roads, construction of new roads, provision for required spaces for parks, playgrounds and parking places and improvement of commercial and market areas including existing market, daily bazaar etc. can be taken up. The Municipality and local administration have to play an important role visioning with other Govt. agencies in formulation and execution of such schemes in the Master Plan Area. All the above schemes need to be carried out to make the plan area in to healthy place of living.

In addition to the above, the plan also recommends for the establishment of Health centre, construction of Administrative block for all Govt. offices under one roof.

**7 Identify Land Site for Proposal:-**

Specific location for different proposal cannot be made since as per report from Bihpuria Revenue Circle, there is no any govt. vacant land within the Bihpuria Master Plan area as all govt. land has been under encroachment by way of either cultivation or by constructing dwelling houses etc. by mostly indigenous people. The plan proposes the following such that suitable sites are to be selected for taking up the proposals in accordance with the existing trends of growth as well as for balanced development.

- ( 1 ) Market Complex :- Present Municipal AT Market proposed to be upgraded to accommodate more activities for revenue generation.
- ( 2 ) Development of Parking area that to be decided after discussion with line departments.
- ( 3 ) Multi-utility Building :- Proposed at suitable location at Ward no. 5.
- ( 4 ) Library
- ( 5 ) Indoor Stadium :- Proposed in CDPO office at Ward no.4.
- ( 6 ) Multistoried residential building for Safai Karmacharies at Ward no.5.
- ( 7 ) Creation of Social forestry at suitable location at Ward no.4.
- ( 8 ) Residential Land Development Scheme may be taken while preparing T.P. schemes.
- ( 9 ) Cycle track & road side Plantation along E&D Embankment of Dikrong river side.

**9.8 Fund Requirement For Each Sector/ Project:-**

Fund requirement for each sector project will be finalized by the ULB & concerned line department after preparation of detailed project report as per Govt. instruction.

## **Chapter -10**

### **DISASTER PLAN**

#### **10.1 Introduction**

The purpose of preparing Master Plans for cities are not only meant to improve urban infrastructure but also to provide quality life and a suitable environment to the urban communities by mitigating increasing incidences and severity of disasters such as floods, hurricane, landslides etc. thus by identifying the complications faced by an area, plus must be prepared for cities to make it habitable and environmentally sustainable.

Hazards Specific Proneness in Bihpuria Master Plan Area:

- Earthquake :-As per the latest seismic zoning map of India, the Bihpuria region falls under High Risk Zone- V, where a maximum intensity of IX can be expected.
- Flood: -Even Bihpuria town is also facing urban flooding in many localities due to lack of proper drainage system.
- Soil Erosion: -The soil erosion is major threat to many areas due to the undulating terrain in some parts of the Master Plan Area.
- Fires: -The fire takes places in Bihpuria due to short circuit in commercial areas, thatched house. Mainly fire takes place from March to April when the climate remains very dry.
- Cyclone:-In this area related to low density cyclone occurred in some places.

#### **10.2 Need For Disaster Management :-**

Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyze the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reduction measures.

Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation. Prevention and mitigation contribute to lasting improvement in safety and are essential to the integrated disaster management system. Disaster response alone is not sufficient as it yields only temporary results at a very high cost. So, emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction.

As per Section 40 of Disaster Management Act, 2005 that every department of the State Government shall prepare a Disaster Management Plan.

### **10.3 Importance of Putting Disaster Management Plans in Place :-**

Disasters are events that have a huge impact on humans and/or the environment. Disasters require Government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The Government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many natural and manmade disasters in the past. We can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

**Plan Objectives:-**

The objectives of the Disaster Management Plan are:

- Disaster management in the routine affairs of the office
- To provide technical and humanitarian assistance during disaster
- Prompt and effective discharge of office responsibilities during disaster situations
- Ensuring safety of office infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- To undertake information, education and communication activities to create awareness among the communities and the general public.

**10.4 Likely geographical extent and magnitude / severity:-**

1. The Master Plan area is situated on both flat land and marshy areas. The municipal area as well as outside rural area is mainly situated on flat land. Hence, Bihpuria is severely prone to flood. Moreover, some parts of Bihpuria is located in very low lying area with poor drainage system with unplanned development, so there are every chances of flash flood due to heavy rainfall. Such flash floods have been experienced during last five years.
2. Assam as a whole is within the Zone V of earthquake zone. Especially Bihpuria has witnessed a devastating earthquake in 1950. So, it can be said that geographically and geologically Bihpuria is situated in a very hazards prone zone.
3. Chances of Landslide are comparatively less in this region. But fire can broke out in the congested residential and commercial areas, market of the town anytime during lean season. So is the risk of epidemic in the slum/basti areas. The region has faced cyclones several times in the past. Road accident can occur at any time. Of course riot is not so common in this region.



### **10.5 Disaster Management Cycle:-**

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

#### **Pre disaster activities**

1. Policy development and National, State, district, local level disaster organization formation
2. Vulnerability and capacity assessment.
3. Prevention and mitigation
4. Preparedness, planning and training

#### **During Emergency activities**

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid

#### **Post disaster activities :-**

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.



**Do's & Don'ts during :-****a) EARTHQUAKE****b) FIRE**

### **Plan Implementation:-**

#### **1. Zoning plan: -**

Zoning is an essential part of overall planning which consists of proper use of available land resources as per suitability. Zoning defines the use, height, size, density of any structure to be built on any particular land. Zoning regulations play a vital role in controlling and promoting urban development on desired uses. It is an integral part of any Master plan, which has been used to control development of urban areas, in an orderly manner.

#### **2. Plan implementation: -**

Bihpuria Master Plan contains plans and policies for the improvement and development of specific areas with a plan period up to the year 2041. For proper implementation of the plan, preparation of development schemes in conformity with the Master Plan area is very essential.

The implementation of Master Plan will be carried out under the provisions of the Assam Town and Country Planning Act 1959 as amended from time to time. Development schemes will be implemented in a phased manner in order of priority. Further, proposal will have to be revised from time to time as per changing needs and implementation should be done accordingly.

#### **3. Public Participation:-**

For successful implementation of the proposal of Master Plan, public participation is very much essential. No plan can achieve its desired goal unless it is supported by public in general. Thus, public consciousness is necessary to ensure proper implementation of plan to achieve development with healthy environment. Citizens play a major role in the process of physical development of any area in the form of executing construction work, renovation of existing structure and development of land for various uses by their participation. It is expected that the

people of Bihpuria area will extend full-co-operation and active- participation for successful implementation of the Master Plan.

#### **4. Conclusions:-**

A healthy planned development always stimulates the generation of many activities by becoming a centre of administration and containing many function of economic, social, and cultural importance. Since, lack of planning in physical development and enforcement of development controls leads to various problems, hence each city/town requires a Master Plan. Bihpuria Master Plan is basic guidelines for orderly development of Bihpuria and surrounding areas as a growing urban centre. After analysing the deficiencies and needs of the plan areas, it is an effort to draw up a list of priorities and opportunities for future development needs of planning area. Only moderate level of facilities has been proposed in this plan due to non-availability of desired and feasible land resources.

Further, final Uniform Zoning Regulations approved by government of Assam, vide Govt. notification, No.TCP 31/200/54 dtd the 12<sup>th</sup> June 2000 , applicable for all towns except Guwahati and the Assam Building Construction (Regulation) Act, 2010 and The Assam Unified Building Construction (Regulation) Byelaws, 2022 will be applicable to Bihpuria Master Plan area also.

